

007.A

Map

0002

Block

0002.0

Lot

1 of 1

CARD

Residential

ARLINGTON

APPRaised: 749,700 /

USE VALUE: 749,700 /

ASSESSed: 749,700 /

Total Card /

Total Parcel

749,700

749,700

749,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		LAKE ST, ARLINGTON

OWNERSHIP

Owner 1:	ROBERTS CHRISTINA A
Owner 2:	
Owner 3:	
Street 1:	53 LAKE STREET UNIT 2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	ROBERTS CHRISTINA A -
Owner 2:	ROBERTS KELLY E -
Street 1:	53 LAKE STREET, UNIT 2
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1918, having primarily Stucco Exterior and 1919 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7422			Med. Tr	-10												

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	745,500	4,200		749,700
Total Card	0.000	745,500	4,200		749,700
Total Parcel	0.000	745,500	4,200		749,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:	390.67	/Parcel:	390.67

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	745,500	4200	.		749,700		Year end	12/23/2021
2021	102	FV	723,600	4200	.		727,800		Year End Roll	12/10/2020
2020	102	FV	712,700	4200	.		716,900	716,900	Year End Roll	12/18/2019
2019	102	FV	631,500	4200	.		635,700	635,700	Year End Roll	1/3/2019
2018	102	FV	558,400	4200	.		562,600	562,600	Year End Roll	12/20/2017
2017	102	FV	508,900	4200	.		513,100	513,100	Year End Roll	1/3/2017
2016	102	FV	508,900	4200	.		513,100	513,100	Year End	1/4/2016
2015	102	FV	470,200	4200	.		474,400	474,400	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROBERTS CHRISTI	69362-91		5/31/2017	Convenience		1	No	No	
KIM WOO JUNE	51533-326		8/4/2008		457,000	No	No		
GARRITY DONALD/	35693-326		6/17/2002		450,000	No	No		

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROBERTS CHRISTI	69362-91		5/31/2017	Convenience		1	No	No	
KIM WOO JUNE	51533-326		8/4/2008		457,000	No	No		
GARRITY DONALD/	35693-326		6/17/2002		450,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/6/2018	1093	Re-Roof	16,300	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/21/2018	Measured	DGM	D Mann

Sign:

VERIFICATION OF VISIT NOT DATA

DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

Undisplayed Areas:
GLA: 1336
TFL: 583

1st Res Grid		Desc: LINE 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 7		BRs: 3			Baths: 2		HB				

		No Unit	RMS	BRS	FL
Exterior:		1	7	3	
Interior:					
Additions:					
Kitchen:					
Baths:					
Plumbing:					
Electric:					
Heating:					
General:					
		Totals			
		1	7	3	

[illegible]

PARCEL ID 007.A-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage		D	Y	1 15X10	G	GD	1918	39.58	T	30	102			4,200		4,200

More: N	Total Yard Items:	4,200	Total Special Features:		Total:	4,200
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	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
2					
3					
5					
9					

AssessPro Patriot Properties, Inc

